

Narrative

General Information

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Sales Window (1/1/18 to 12/31/19):

Sales from 2018 and 2019 were analyzed for the ratio study; however, no time adjustment was deemed necessary due to lack of significant data to calculate an adjustment.

Groupings

Jefferson Township, Polk Township, and Wayne Township residential improved sales were grouped due to similarities in geographic location; townships are contiguous, similar construction types, and all townships being rural land types.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Polk Twp.	New Construction
Commercial Vacant	Union Twp. Warren Twp.	Splits Decrease of Ag Base Rate
Industrial Improved	Salamonie Twp. Wayne Twp.	New Construction Depreciation
Industrial Vacant	N/A	
Residential Improved	N/A	
Residential Vacant	Huntington Twp. Polk Twp. Salamonie Twp.	Market Adjustment due to sales Cyclical Reassessment – adjustment of land influence due to new land order; reclassification of land Removal of Improvements and Vacancy applied to land

Cyclical Reassessment

Clear Creek Township - taxing district 35001; all classes of properties
Lancaster Township - taxing districts 35010 and 35011; all classes of properties
Polk Township - taxing districts 35012 and 35013; all classes of properties
Huntington City - taxing district 35005; partial reassessment of all classes of properties

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Land order was completed in Clear Creek, Lancaster, and Polk townships, as well as areas of Huntington City.

Comments

The sales comparison method was used to adjust the assessments in Huntington County for 2020. The assessments were derived using the Real Property Assessment Guidelines 2015-Version A. The sales used for the 2020 annual adjustments occurred during January 1, 2018 through December 31, 2019. The land base rates and neighborhood factors were reviewed in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size, improvement type and age, and other factors deemed relevant. Additionally, comparisons were made between adjoining neighborhoods and townships to ensure the continuity of land base rates and neighborhood factors.

While conducting the ratio study, a small number of valid sales have been deemed invalid due to further research, new construction, appeals, pertinent to the validity of the sale. Please feel free to contact me for any further assistance while reviewing Huntington County's 2020 Ratio Study.

Please see the attached file for Huntington County's explanation of our Standard Operating Procedure for effective age changes.